

1.4 Acres or .6 Hectares

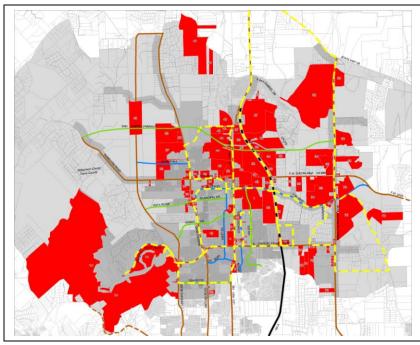
Transportation Access to US Highway 183 less than one-quarter mile west

Available Utilities

10,000 sq. ft./929 sq. meter facility

Zoning - Light Industrial

Mr. Roy Beard Vara Properties, LC P. O. Box 9528 Austin TX 78766 (512) 244-6666 phone (512) 244-7906 facs rbeard@varaproperties.com www.varaproperties.com



1.4 Acres/.6 Hectares 1306 Leander Drive (10,000 sq. ft./929 sq. meter facility)

Property								
Total Acreage: 1.4 acres/.6 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M				
Location								, , , , , , , , , , , , , , , , , , , ,
City: Leander				County: Williamson				
Address/Directions: 1306 Leand	er Drive			-				
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: .25 miles/.40 kilometers Distance to Interstate Highways: 11 miles/17.7 kilometers				Type of Zoning: Light Industrial				
General Site Information								
Previous Use of Site: Industrial/Manufacturing General				ondition: Goo	Dimensions: 531 x 200 feet/162 x 61 meters			
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes				Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete				
Adjoining Acreage Available: No C			Be Divided:	No		Lot Size:	Not Ap	pplicable
Improvements								
Road Distance to Rail: .25 miles/.40 kilometers				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable				
Fenced: Yes				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Industrial/Manufacturing				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700 Water - Size of Ne inches/40.6 cm Pressure: 40 psi/:			0.6 cm		Sewer - Size of Nearest Line: 10 inches/25.4 cm			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm Poly		Pressure: Intermediate Pressure		nediate Pressure
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-44 (979) 595-2424		430 and/or	0 and/or Facs: (512) 870-447 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-17		709 Facs: (512) 746-		746-5807	807 Emai		
Sales Information								
Contact: Mr. Roy Beard Phone: (512) 244-6666 Facs: (5			Facs: (512)	244-7906	varaprope	rties.	Web Site: www.varaproperties.co	
Sales Price: Not Applicable				Lease Price: \$6,500 per square foot, includes base year taxes and insurance				
Comments: Metal construction v ft./4.3 x 4.3 m grade-level overhe								